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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-004243

12:58 PM 2023 Jan 27

Mail Tax Bills To:

Heather Brewer
11205 Durbin Place
Crown Point, IN 46307
Grantee's Address Above

STATE OF INDIANA)
)
COUNTY OF LAKE)

**AFFIDAVIT OF DEATH AND
AFFIDAVIT FOR TRANSFER OF REAL ESTATE**

The undersigned, **HEATHER M. BREWER** (the "Affiant"), being duly sworn, states:

1. The Affiant is the daughter and a devisee and legatee of **EVA M. EADES a/k/a EVA MAY EADES** (the "Decedent"), who died testate on June 8, 2022, while domiciled in Lake County, Indiana.
2. The Decedent and Yourel P. Eades, Jr., deceased, were husband and wife when they acquired title to the six parcels of real estate described in this Affidavit (the "Real Estate") by three (3) Quit Claim Deeds dated September 9, 1997 and recorded on September 19, 1997, as Document Nos. 97063347, 97063348, and 97063349 and one (1) Quit Claim Deed dated September 17, 1997 and recorded on September 19, 1997, as Document No. 97063350, in the Office of the Recorder of Lake County, Indiana.
3. Yourel P. Eades, Jr. died on October 29, 2010, leaving Eva M. Eades as his surviving spouse. Eva M. Eades and Yourel P. Eades, Jr. were never at any time divorced subsequent to their acquisition of the real property as tenants by the entirety; and consequently, title to the Real Estate was immediately vested in Eva M. Eades upon Yourel P. Eades, Jr.'s death.
4. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Certificate of Death of Yourel P. Eades, Jr. recorded November 29, 2010, as Document No. 2010-070096 (the "Latest Recorded Instrument") removing Yourel P. Eades, Jr.'s name from the title to all parcels listed above following his death.
5. The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

FILED

JAN 27 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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1052
LK

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LOTS 1, 2, AND 3, IN BLOCK 10, EXCEPT THE EAST 33 FEET OF LOT 1 IN J.R. BRANT'S SECOND 45TH AVENUE GARDENS SUBDIVISION, IN THE CITY OF GARY, AS RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known As: 4203-4225 Dallas Street, Gary, Indiana 46408
Parcel No.: 45-07-25-308-001.000-001

LOTS 4, 5, 6, AND THE EAST 33 FEET OF LOT 1 BLOCK 10, IN J.R. BRANT'S SECOND 45TH AVENUE GARDENS SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 21, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known As: 4206 Calhoun Street, Gary, Indiana 46408
Parcel No.: 45-07-25-308-004.000-001

6. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate without administration by order of the Circuit Court of Lake County, Indiana, entered in Cause No. 45C01-2210-EM-000184 on October 11 2022, provided for the Decedent's Title Interest to be distributed to the Decedent's legatees and devisees (the "Legatees") by percentages or fractions as follows:

- a. One-third ($\frac{1}{3}$) undivided interest, as Tenant in Common, to Heather M. Brewer a/k/a Heather Marie Brewer, whose address is 11205 Durbin Place, Crown Point, Indiana 46307;
- b. One-third ($\frac{1}{3}$) undivided interest, as Tenant in Common, to Barbara L. Eades f/k/a Barbara Lynn McCardle, whose address is 2774 Dallas Street, Gary, Indiana 46406; and
- c. One-third ($\frac{1}{3}$) undivided interest, as Tenant in Common, to Delena L. Mather a/k/a Delena Louise Mather, whose address is 6953 Tulip Street, Philadelphia, Pennsylvania 19135.

7. The Decedent's Title Interests devolved to and vested in said Legatees under the Will immediately as a matter of law under IC 29-1-7-23 upon the Decedent's death.

8. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.

9. As of this date:

- a. no letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
- b. a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;

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- c. a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
- d. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate because more than 7 months have elapsed since the date of the decedent's death.

10. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

11. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

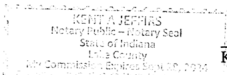
I affirm under the penalties for perjury that the foregoing statements are true.

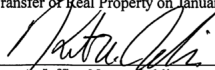
Dated: January 26, 2023


HEATHER M. BREWER

STATE OF INDIANA)
)
COUNTY OF LAKE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **HEATHER M. BREWER** who affirmed the truth of the representations herein and acknowledged execution of this Affidavit for Transfer of Real Property on January 26, 2023.




Kent A. Jeffirs, Notary Public

Prepared by: **Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46410**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

/s/ Kent A. Jeffirs
Kent A. Jeffirs